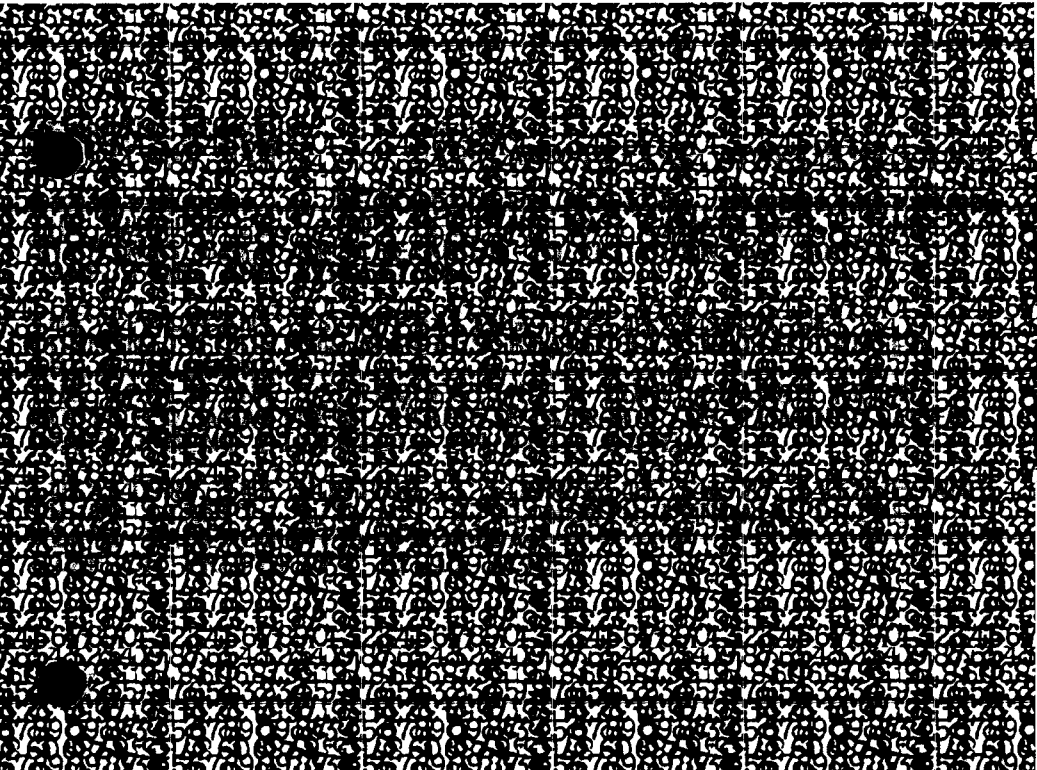
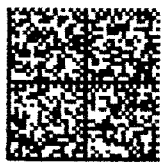


MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

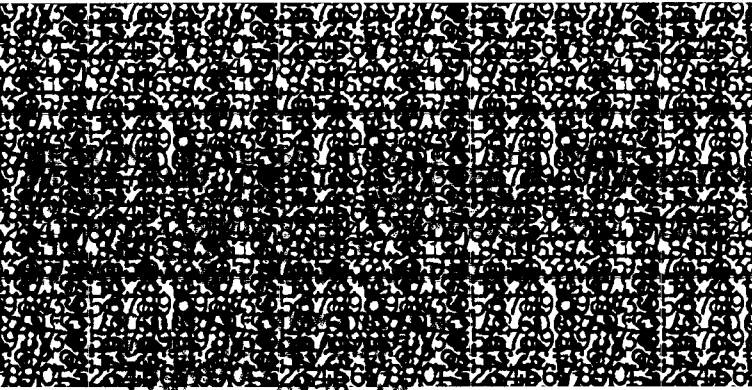
ZONING HEARING NOTICE



PRESORTED  
FIRST CLASS



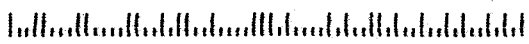
UNITED STATES POSTAGE  
MINEY BOWES  
02 1A  
0004389669 SEP 01 2005  
\$ 00.27<sup>8</sup>  
MAILED FROM ZIP CODE 33128



TIME 9:30 AM

Z2004000366 RCC 3261  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

64UF3ME 33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-366  
APPLICANT NAME: DADELAND BREEZE APARTMENTS LLC

\*\*\*\*\* RESCHEDULED NOTICE \*\*\*\*\*  
THE AUGUST 25, 2005 MEETING WAS CANCELLED. THIS  
ITEM HAS BEEN RESCHEDULED TO OCTOBER 6, 2005,  
SAME TIME AND LOCATION.

THE APPLICANT IS APPEALING THE DECISION OF  
COMMUNITY ZONING APPEALS BOARD #12 WHICH DENIED  
THE FOLLOWING:  
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
MODIFIED APARTMENT HOUSE DISTRICT TO PLANNED AREA  
DEVELOPMENT DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF SW 77 AVENUE AND  
SW 88 STREET, A/K/A: 7701 NORTH KENDALL DRIVE,  
MIAMI-DADE COUNTY, FLORIDA.  
SIZE OF PROPERTY: 11.11 ACRES

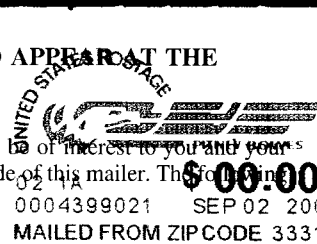
HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 10/06/2005  
THURSDAY  
TIME 9:30 AM

Z2004000366 RCC 3261  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning. The hearing may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained within the body of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
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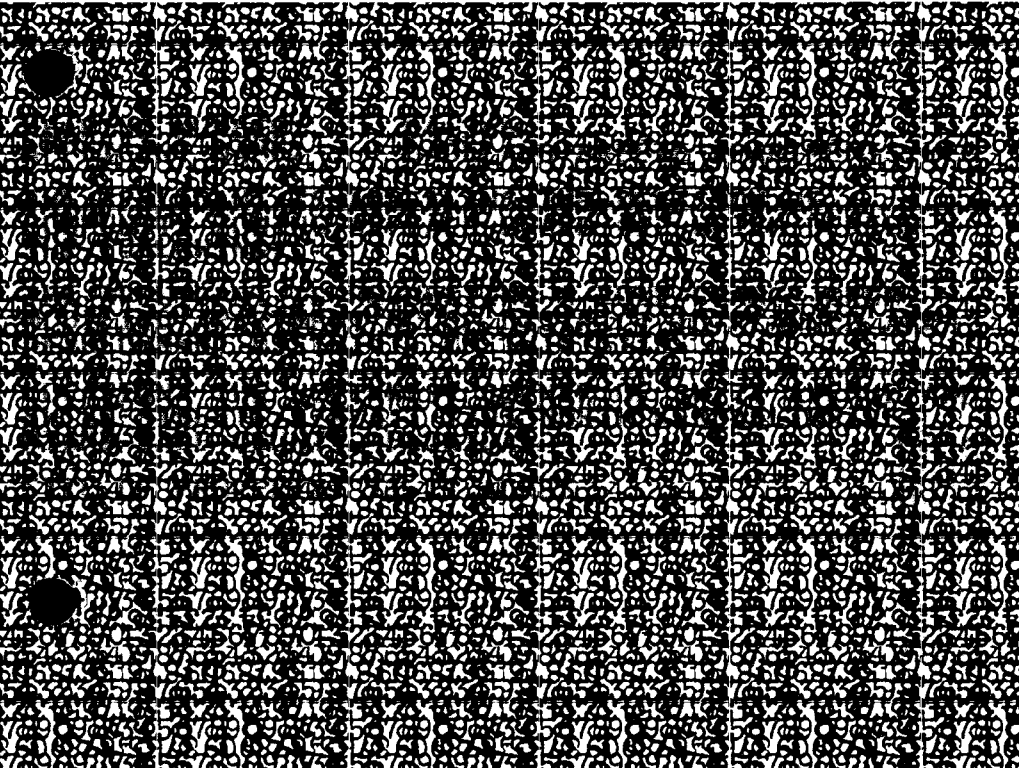
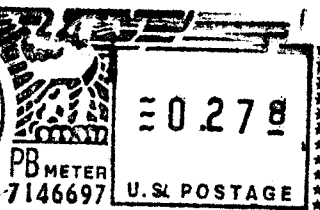
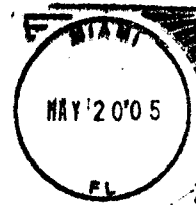
**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET, SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



TIME 9:30 AM

Z2004000366 BCC 3263  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-366  
APPLICANT NAME: CADELAND BREEZE APARTMENTS LLC

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #12 WHICH DENIED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM MODIFIED APARTMENT HOUSE DISTRICT TO PLANNED AREA DEVELOPMENT DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF SW 77 AVENUE AND SW 88 STREET, A/K/A: 7701 NORTH KENDALL DRIVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 11.11 ACRES

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

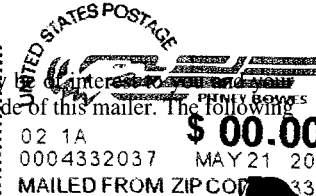
COUNTY COMMISSION  
DATE 06/23/2005  
THURSDAY  
TIME 9:30 AM

Z2004000366 BCC 3263  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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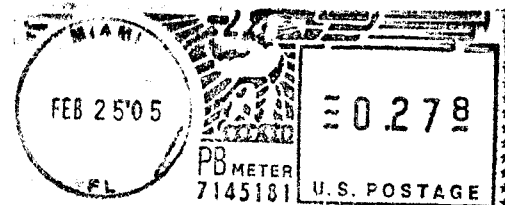
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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

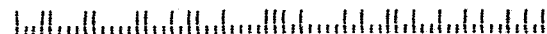
PRESORTED  
FIRST CLASS



Z2004000366 C12 3270  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

RRJJ5M5

33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-366  
APPLICANT NAME: DADELAND BREEZE APARTMENTS LLC

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MODIFIED APARTMENT HOUSE DISTRICT TO PLANNED AREA  
DEVELOPMENT DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF SW 77 AVENUE AND  
SW 88 STREET, AKA: 7701 NORTH KENDALL DRIVE,  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 11.11 ACRES

HEARING WILL BE HELD AT THE  
KENDALL VILLAGE CENTER - CIVIC  
PAVILION  
8625 SW 124 AVENUE  
MIAMI-DADE COUNTY, FLORIDA 33183

COMMUNITY ZONING APPEALS BOARD 12  
DATE 03/29/2005  
TUESDAY  
TIME 6:30 PM

Z2004000366 C12 3270  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

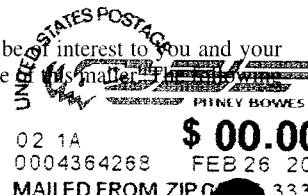


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PRESORTED  
FIRST CLASS



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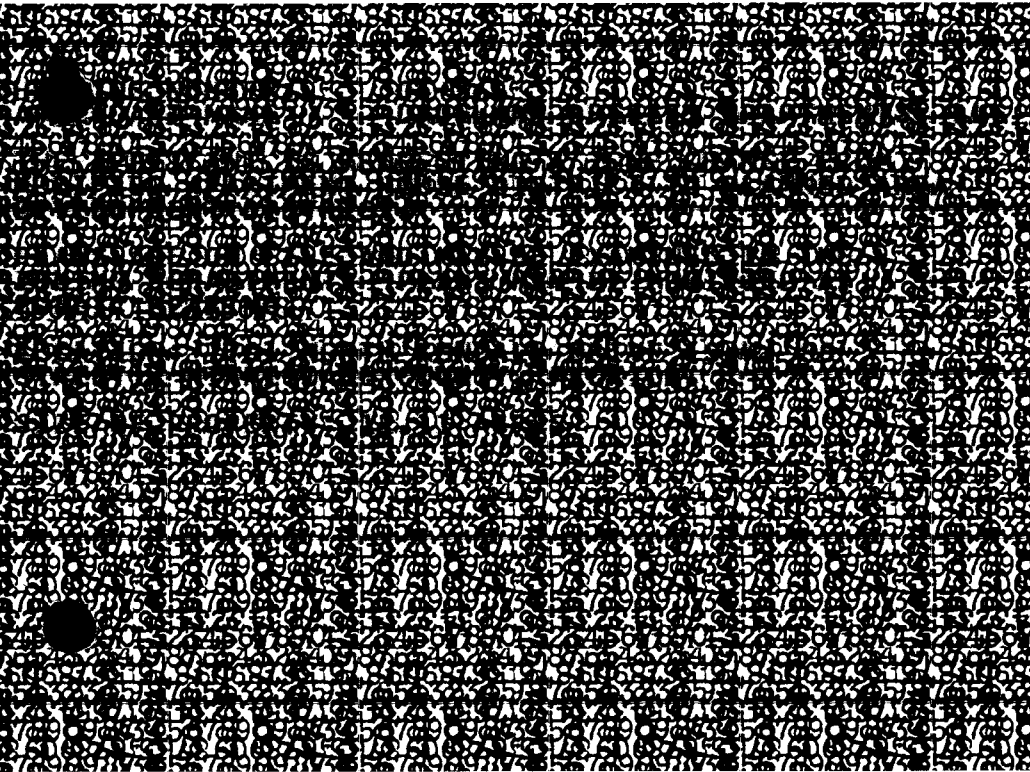
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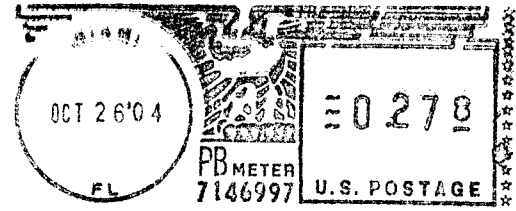
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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

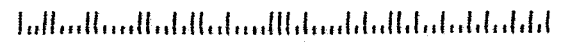


PRESORTED  
FIRST CLASS



Z2004000366 C12 3270  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

1911845 33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-366  
APPLICANT NAME: DADELAND BREEZES APARTMENTS, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM MODIFIED APARTMENT HOUSE DISTRICT TO PLANNED AREA DEVELOPMENT DISTRICT.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 7701 NORTH KENDALL DRIVE (S.W. 88 STREET), MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 11.11 ACRES

HEARING WILL BE HELD AT THE  
GLADES MIDDLE SCHOOL - AUDITORIUM  
9451 SW 64 STREET  
MIAMI, FLORIDA 33173

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

Z2004000366 C12 3270  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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THE FOLLOWING HEARING WAS DEFERRED FROM 8/25/05 TO THIS DATE:

HEARING NO. 05-3-CZ12-2 (04-366)

34-54-40

BCC

Comm. Dist. 7

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of the SE ¼ of the SE ¼ of the SE ¼ and a portion of the SW ¼ of the SE ¼ of the SE ¼ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; said point being 433.52' east of the Northwest corner of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; thence run N87°50'41"E along the north boundary of the south ½ of the SE ¼ of the SE ¼ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the SE ¼ of the SE ¼ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for

CONTINUED ON PAGE TWO

5

HEARING NO. 05-3-CZ12-2 (04-366)

34-54-40  
BCC  
Comm. Dist. 7

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

PAGE TWO

873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.11 Acres

RU-4M (Modified Apartment House 35.9 units/net acre)  
PAD (Planned Area Development)



APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and a portion of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34; said point being 433.52' east of the Northwest corner of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34; thence run N87°50'41"E along the north boundary of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

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CONTINUED ON PAGE TWO

HEARING NO. 05-3-CZ12-2 (04-366)

34-54-40  
BCC  
Comm. Dist. 7

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

PAGE TWO

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LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.11 Acres

RU-4M (Modified Apartment House 35.9 units/net acre)

PAD (Planned Area Development)



APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

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CONTINUED ON PAGE TWO

22

HEARING NO. 05-3-CZ12-2 (04-366)

34-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

PAGE TWO

along the line that is 30' south of and parallel to the north line of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE  $\frac{1}{4}$  of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE  $\frac{1}{4}$  of said Section 34 for 55.03' to the Point of beginning.

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SIZE OF PROPERTY: 11.11 Acres

RU-4M (Modified Apartment House 35.9 units/net acre)

PAD (Planned Area Development)

*Ru*



**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000366**

**BOARD: BCC**

**LOCATION OF SIGN: NORTHWEST CORNER OF SW 77 AVE & SW 88 ST AKA  
7701 N. KENDALL DR**

**Miami Dade County, Florida**

**Date of Posting: 12-SEP-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

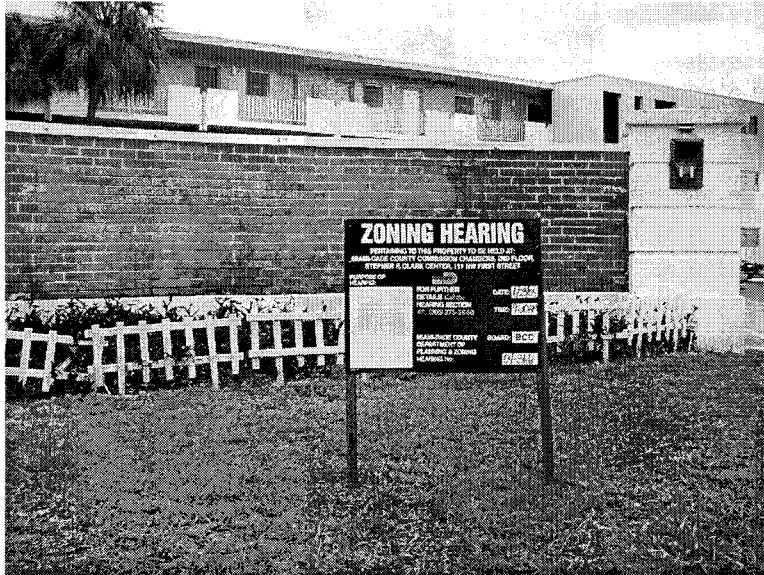
**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000366**

**BOARD: BCC**

**LOCATION OF SIGN: NORTHWEST CORNER OF SW 77 AVE & SW 88 ST AKA  
7701 N. KENDALL DR**

**Miami Dade County, Florida**

**Date of Posting: 31-MAY-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**CLEVELAND THOMPSON**



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000366**

**BOARD: C12**

**LOCATION OF SIGN: NORTHWEST CORNER OF SW 77 AVE & SW 88 ST AKA  
7701 N. KENDALL DR**

**Miami Dade County, Florida**

**Date of Posting: 09-MAR-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



Miami-Dade County  
Department of Planning and Zoning

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

Re: HEARING No. Z2004000366

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

10/07/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

09/02/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

9/1/05

To be retained in Hearing File

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 04-366 HEARING DATE 6/23/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: May 19, 2005

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 5/20/05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 5/20/05

\*\*\*\*\*

C-12

C-12

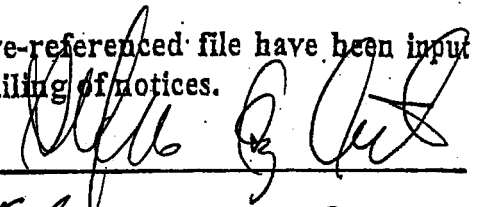
**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 04-366 HEARING DATE 3/29/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

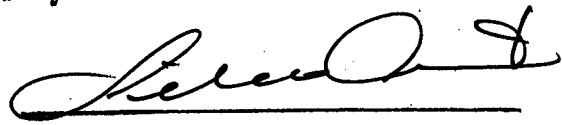
minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: 

Date: February 24, 2005

\*\*\*\*\*

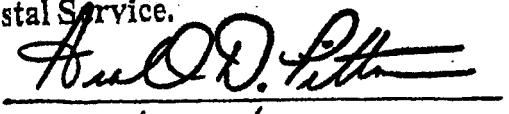
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: 

Date: 2-24-05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: 

Date: 2/24/05

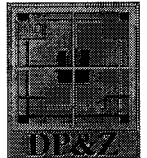
\*\*\*\*\*



C-12



**Miami-Dade County  
Department of Planning and Zoning**



**AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES**

**Re: HEARING No. Z2004000366**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**10/07/04**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Stella Vandrovec**

**Date:**

**10/25/04**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**10/26/04**

.....  
*To be retained in Hearing File*

Client Name: METRO-DADE COUNTY  
Advertiser: NBR Kendall/KF31/Dade  
Section/Page/Zone: NBR Kendall/KF31/Dade  
Description:  
Ad Number: 704174801  
Insertion Number: 704174801  
Size: 2X12.0  
Color Type: B&W

## NEIGHBORS CALENDAR

access [www.baskinrobins.com](http://www.baskinrobins.com).  
**Battlefield 2 National Competition:** Four-month long computer game competition continues with more than \$20,000 in prizes; 3 p.m. Sundays and Mondays through Oct. 23; Scorpico Multiplayer, 5701 Sunset Dr., Suite 212, Miami; \$15 per person. 305-669-4577.  
**Crandon's Little Naturalist:** For ages 5 and younger with a parent; opportunity to participate in activities, such as nature hikes, habitat studies, butterfly and bird watching and sea turtle programs; 2-4 p.m. Saturdays; Crandon Park Visitors and Nature Center, 6767 Crandon Blvd., Key Biscayne; \$10 combo price for parent and child; 305-361-6767.  
**Drop and Shop for Children with Disabilities:** Parents can shop while kids (ages 6-14) enjoy arts and crafts and sporting and recreational activities; 9 a.m.-1 p.m. Saturdays; Westwind Lakes Park, 6805 SW 152nd Ave., Miami; \$35 per month. 305-234-4948.

### MIAMI-DADE OTHER EVENTS

**Books & Books:** Author readings, signings and presentations; 265 Aragon Ave., Coral Gables. 305-442-4408.  
• Rabbi Rebecca Lillian, *Exploring Judaism: A Reconstructionist Approach*, nonfiction about the ideas of Rabbi Mordecai Kaplan, founder of Reconstructionist Judaism; 6 p.m. Sept. 8.  
• Susan Haack, *Defending Science-Within Reason: Between Scientism and Cynicism*, nonfiction about how the natural sciences have improved humankind; 8 p.m. Sept. 8.  
• Jaime Brugos, *How to Become Thin Without Killing Yourself (Adelgazar sin Matarse)*, nonfiction about how to lose weight (in Spanish); 8 p.m. Sept. 9.  
• Rafaela Biscayne-Debest, *Call 911 on 9/11 at 9/11*, fiction by the 14-year old author about a teenager who receives troublesome visions in the days prior to 9-11; 5 p.m. Sept. 10.  
• Chantel Acevedo, *Love and Ghost Letters*, novel set in Cuba and Miami about a woman who begins receiving unaddressed letters from her father, presumed dead in a Cuban riot; 8 p.m. Sept. 12.  
• Steven W. Semes, *The Architecture of the Classical Interior*, nonfiction about historical and contemporary wall and ceiling designs that satisfy aesthetic and practical architectural needs; 8 p.m. Sept. 13.  
• Mo Willems, *Leonardo the Terrible Monster*, children's book about a monster so bad he is unable to scare anyone; 10 a.m. Sept. 14.  
• Howard Gittlow, *Six Sigma for Green Belts and Champions*, nonfiction uses fictitious case study to teach usage of the project management computer program; 8 p.m. Sept.

14.  
**Free Dance Monday Nights:** Includes a half hour lesson; 7-9 p.m. Mondays; South Miami Middle School, 6750 SW 60th St., South Miami; free. 305-387-1342.  
**Have A Heart For Missing Children Walk:** Participants carry a picture of a missing child they know or one provided by Child Protection Education of America; special guests and dignitaries are scheduled to appear; 11:30 a.m. Sept. 8; Bayfront Park, 305 Biscayne Blvd., Miami; 305-358-7550. 866-USA-CHILD (872-2445).  
**Teach For America's Education Through Art:** Event showcases art, designs and home furnishings; entrance donation and twenty percent of the sales of the night benefit Teach For America Miami-Dade; 6-9 p.m. Sept. 9; Coconut Grove Gallery, 2790 Bird Ave., Coconut Grove; \$25. 305-661-2993.  
**Vegetable Gardening, Container Gardening and Unusual Vegetables:** Learn about gardening for the backyard. Classes include conventional and ethnic vegetables and planting techniques; 10 a.m.-4 p.m. Sept. 10; Redland Fruit and Spice Park, 24801 SW 187th Ave., Homestead; \$35. 305-255-4767.

### MUSIC

**Bahalachin Ethiopian Jewish Ensemble:** A performance of Ethiopian song, music, dance and a wedding ceremony; 7 p.m. Sept. 13; Beth Moshe Congregation, 2225 NE 121st St., North Miami; \$25. 305-891-5508.  
**Bluegrass Fridays:** Bluegrass acts play; 8 p.m. Second Fridays; Luna Star Cafe, 775 NE 125th St., North Miami; \$7, \$6 members of South Florida Bluegrass Association. 305-892-8522.  
**Seu Jorge:** Florida debut concert of the Brazilian singer; 10 p.m. Sept. 8; I/O, 30 NE 14th St., Miami; \$18 in advance, \$20 day of show. 305-672-5202 or [www.rhythmfour.com](http://www.rhythmfour.com).

### THEATER

**Cynthia's Birthday:** An emotional journey with a divorced couple who meet five years after their marriage for their daughter's birthday; 8 p.m. Sept. 9 and Sept. 17; MIAMIIntelligence, 2000 S. Dixie Highway (U.S. 1), Coconut Grove, 305-860-2499 or [www.miamiintelligence.org](http://www.miamiintelligence.org); \$20. 305-331-1293.  
**Glossy Page Pimps:** A critical and humorous assessment of popular culture's misogynistic slant explores the oldest profession set to a soundtrack of old school funk and contemporary hip-hop; 8 p.m. Sept. 9; Light Box, 3000 Biscayne Blvd., Miami; free. 786-271-2076.  
**New Wave Magic:** Master magicians Kevin and Caruso bring their Las Vegas show to South Florida. The production features cutting edge illusions and lighting, costumes, dancers, comedy, and exotic animals; 8 p.m. Saturdays; Marco Polo Ramada Beach Resort, 19201 Collins Avenue, Sunny Isles; \$19.95 adults; free for kids 16 and under; at the Persian Theater. 1-800-600-6244 or [www.NewWaveMagic.com](http://www.NewWaveMagic.com).

### THE GREAT OUTDOORS

**Chicken Key Canoe Tour:** Canoeists experience the beauty of Biscayne Bay as they make their way to Chicken Key Island, a seven-acre bird rookery; 8-11 a.m. Sundays; Deering Estate, 16701 SW 72nd Ave., Cutler Ridge; \$25 adults, \$15 children ages 9-14. 305-235-1668, ext. 242.  
**Crandon Park Excursions and Tours:** Crandon Park Visitors and Nature Center, 6767 Crandon Blvd., Key Biscayne. 305-365-3018 for reservations.  
• **Kayak and Snorkel Excursion:** Explore the colorful tropical fish, spotted eagle rays, cushion stars, herons, and other animals that share this fragile and unique sanctuary; 10 a.m.-1 p.m. and 3-5 p.m. Saturdays-Sundays; \$50; \$35 Miami-Dade residents.  
• **Heritage Tram Tours:** Take a tram ride through the park and the Bear Cut Preserve and learn about the island of Key Biscayne and its fascinating history; 10-11 a.m. and 3-4 p.m. Saturdays and Sundays; \$2 adults, \$1 children. 305-361-6767 for reservations.  
• **Bayside Canoe Adventure:** Discover the endless mangrove forest where great blue herons, iguanas and spotted eagles rays lurk; 10 a.m.-noon Saturdays and Sundays; \$40 adults, \$25 for Miami-Dade residents.  
• **Bear Cut Preserve Beach Walks:** Tour a rare remnant of Miami's remaining maritime hammock, scrub habitat and mangrove forest; 10-11 a.m. and 3-4 p.m. Saturdays and Sundays; \$2. 305-361-6767 for reservations.

**Eco-Tour Van Trip:** To Loxahatchee Arthur R. Marshall National Wildlife Refuge. Spend a day exploring the northern Everglades at Loxahatchee Arthur R. Marshall National Wildlife Refuge. Includes a cypress swamp boardwalk and marsh trail exploration; 8:30 a.m.-4:30 p.m. Saturdays; Greynolds Park Boathouse, 17530 W. Dixie Hwy, North Miami Beach; \$40 for adults, \$15 for ages 14 and under. 305-365-3018.

**Actors' Playhouse at the Miracle Theatre**

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## ZONING HEARING

**BOARD OF COUNTY COMMISSIONERS**  
THURSDAY, OCTOBER 6, 2005 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The August 25, 2005 meeting of this Board was cancelled.  
The items below were RESCHEDULED to October 6, 2005

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. DADELAND BREEZE APARTMENTS LLC (04-386)

**Location:** The northwest corner of SW 77 Avenue and SW 88 Street, A/K/A: 7701 North Kendall Drive, Miami-Dade County, Florida (11.11 Acres)

The applicant is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

The applicant is requesting a zone change from modified apartment house district to planned area development district, on this site.

### 2. THE HAVEN CENTER, INC. (05-44)

**Location:** 11175 SW 80 Street, Miami-Dade County, Florida (21 Acres)

The applicant is requesting a zone change from interim district & interim district—governmental property to minimum apartment house district, a deletion of a covenant to release the applicant from certain conditions restricting the uses allowed on the site; to allow construction of a residential development. Also requesting to permit less common open space than required and less greenbelt width than required between rear lot lines of the townhouse units.

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Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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## NEW BUSINESSES

### CUTLER RIDGE AREA

**Andina Express International Inc.**, export/import, 18710 SW 107th Ave. 11  
**Arguanabo Electric Inc.**, electrical contractor, 16310 SW 102nd Pl.  
**Best Smart Buy**, sales broker, 11105 SW 200th St. 314  
**Family Matters Too Inc.**, personal services, 15301 SW 102nd Ct.  
**Fat Boy Kustom**, auto/truck/van service, 10404 SW 184th Ter.  
**Galeria**, retail store, 18457 S. Dixie Hwy.  
**Jose Fernandez MD PA**, public accountant/corporate/partnership/firm, 10700 Caribbean Blvd. 108  
**Josephine B. Rippey**, business services, 15715 S. Dixie Hwy. 418  
**Maiker Repair Services Corp.**, service/repairs, 11431 SW 187th St.  
**NU Services**, lawn/landscape/tree service, 15300 SW 103rd Pl.  
**Pedro Lachira**, flea market sales, 294 W. 20th St.

### EAST KENDALL AREA

**AF International Services Corp.**, export/import, 7225 SW 72nd St. 18  
**Ahavat Olam Corp.**, secretarial/clerical service, 9085 SW 87th Ave. 210  
**Ariel Mechanic Services Inc.**, service/repairs, 18263 SW 143rd Pl.  
**Dimas Moreira**, flea market sales, 19919 SW 124th Ct.  
**Florida Therapy Association Inc.**, mental health counselor, 7800 SW 87th Ave.  
**Fortune International Realty Inc.**, real estate branch office, 13605 S. Dixie Hwy.  
**Luis Arcos**, real estate broker, 8909 SW 113rd Pl. W.  
**Maximo Electric Inc.**, electrical contractor, 16931 SW 141st Ct.  
**Oscar Enterprises Group Corp.**, sales broker, 7480 SW 107th Ave.

4205  
**Sunset Cell Solutions Inc.**, sales broker, 6854 SW 114th Pl. B  
**The Mei Group Mortgage Corp.**, finance/loans/mortgages, 10850 SW 113rd Pl. 114  
**Tinger Marine LLC**, mobile marine service/repairs, 11220 SW 111st St.  
**Tory Jackson**, peddler, 11201 Dorsey Dr.  
**William M. Norris PA**, public accountant/corporate/partnership/firm, 8870 SW 62nd Ter.  
**Young Rembrandts**, instruction/training/tutor, 9592 SW 124th Ter.

### HOMESTEAD AREA

**A Resumé For Success**, personal services, 1450 N. Bluebird Ln.  
**Carl Hanson PA**, public accountant/corporate/partnership/firm, 48 NE 15th St. Second Floor  
**J&M Lawn Improvements**, lawn/landscape/tree service, 520 NW 13th St.  
**Mark A. Cereceda DC**, chiropractor, 205-207 N. Krome Ave.  
**Rene Martinez Repair Service**, service/repairs, 18820 SW 316th St.

### LEISURE CITY AREA

**Alexis Torres**, peddler, 14852 SW 297th Ter.  
**Edward Brown Appliances Repair**, service/repairs, 15624 SW 297th Ter.  
**Platinum Plus Limousines**, limousine service, 15310 SW 284th St. 49

### KENDALE LAKES AREA

**Basset Mobile LLC**, animal service, 5700 SW 127th Ave. 1414  
**Chile Towing & Delivery Corp.**, towing truck, 8362 SW 152nd Ave.  
**Made In Dade Electronics Inc.**, sales broker, 8013 SW 150th Ave.  
**Maria Ramirez**, lunch wagon/truck, 5833 SW 140th Ave.

**RG Online Inc.**, sales broker, 8425 SW 148th Ct.

### NARANJA/PRINCETON AREA

**Maria Capote Medina MD**, physician, 27104 S. Dixie Hwy.

### PINECREST AREA

**Robert D. Brown PA**, public accountant/corporate/partnership/firm, 9350 S. Dixie Hwy. 10th Floor  
**West Kendall Toyota/Scion Used**, auto/truck/van sales, 10943 S. Dixie Hwy.

### WEST KENDALL AREA

**Cityone Mortgage Novas Group Inc.**, finance/loans/mortgages, 12304 SW 127th Ave. 103  
**Gaserca Home Inspection Corp.**, inspection service, 10341 SW 147th Ct. 13  
**Gourmet At Your Door**, delivery/messenger/no auto tags, 12011 SW 129th Ct.  
**Hi End Collision Of Homestead Inc.**, auto/truck/van service, 14337 SW 90th Ter.  
**Isalah Towing Inc.**, towing truck, 18124 SW 154th Ave.  
**Kreative Kustoms LLC**, installation service, 14445 SW 149th Ter.  
**One Ten Group LLC**, management service, 13900 SW 90th Ter.  
**Our Florida Home Inspections Inc.**, inspection service, 9568 SW 146th Pl.  
**Pastil Amante Inc.**, eating establishment, 12879 North Kendall Dr.  
**Pirson Seulin**, sales broker, 15734 SW 147th Ln.  
**Sams Carpet USA Inc.**, installation service, 10521 Mahogany Key Cir. 10  
**Topclub Corp.**, advertising/marketing/public relations, 8820 SW 132nd Pl. 405  
**Vesuvio Pizzeria Inc.**, take-out food/snack bar, 13081 SW 88th St.

## ZONING HEARING

**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, OCTOBER 6, 2005 - 9:30 a.m.**  
**COMMISSION CHAMBERS - 2nd Floor**  
**STEPHEN P. CLARK CENTER**  
**111 NW 1 STREET, MIAMI, FLORIDA**

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## MIAMI-DADE COUNTY ZONING HEARING

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 THURSDAY, OCTOBER 6, 2005 - 9:30 a.m.  
 COMMISSION CHAMBERS - 2nd Floor  
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 We're giving away cold hard cash to one lucky winner in your neighborhood - for school supplies, clothes, whatever!

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21 Winners will each receive

**Second Prize: \$200**

21 Winners will each receive

**Third Prize: \$100**

## The Miami Herald NEIGHBORS

Mail to: The Miami Herald NEIGHBORS "Cash For Class" contest, P.O. Box 01-5419, Miami, FL 33101

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Apt: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: Day: \_\_\_\_\_ Evening: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Your Neighbors Edition is: \_\_\_\_\_

Primary language spoken in household ☐ English ☐ Spanish ☐ Other  
 Occasionally we send notices of updates, special offers, contests and new products. If you prefer not to receive these notices, please check this box ☐

Neighbors "Cash for Class" Contest Rules. 1) No purchase necessary. 2) Contest begins Thursday, July 28, 2005 and ends Sunday, September 11, 2005. Contest is open to all residents of Miami-Dade, Broward, Palm Beach and Monroe counties. Contestants must be 18 years of age or older. Employees and immediate families of The Miami Herald Publishing Company (MHPC) and Knight-Ridder, Inc. are not eligible. 3) To enter, fill out an entry form in Neighbors, Sundays and Thursdays, from July 28 to September 11, 2005. Or, send a postcard with your name, address and phone number to: Neighbors "Cash for Class" Contest, The Miami Herald, P.O. Box 01-5419, Miami, FL 33101. 4) Identical prizes (\$500 for First Prize, \$200 for Second Prize, \$100 for Third Prize) will be awarded in 20 different Neighbors zones, plus a First, Second and Third prize winner will be selected for those eligible entrants who do not live in an existing Neighbors zone. 5) Winners will be selected by random drawing on Monday, September 12, 2005, or a reasonable time thereafter. Winners will be notified by phone. 6) Prizes are not transferable. 7) Winners are solely responsible for all federal, state and local taxes. 8) Cash for Class winner(s) will be listed in Neighbors after September 18, 2005. 9) By entering, entrant agrees to follow these Official Rules and hold harmless and indemnify MHPC and Knight-Ridder, Inc., against any and all liability, damages, or causes of action with respect to or arising out of entrant's participation in "Cash for Class." 10) MHPC is entitled to interpret these rules as needed and its decisions are final. MHPC's determination of which Neighbors zone (or that no zone applied) in which an entrant lives, is final. 11) These are an abbreviated form of the Cash for Class Contest Rules and the full rules, the full rules shall govern. In the event of a conflict between these abbreviated rules and the full rules, the full rules shall govern.

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE****ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 6<sup>th</sup> day of October, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 04-11-CZ8-1 (04-113)

APPLICANT: ANTONIO SANCHEZ

ANTONIO SANCHEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
- (6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).
- (7) Applicant is requesting to permit a landscape open space of 18% (20% required).
- (8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 - 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ12-2 (04-366)

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of the SE ¼ and a portion of the SW ¼ of the SE ¼ of the SE ¼ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; said point being 433.52' east of the Northwest corner of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; thence run N87°50'41"E along the north boundary of the south ½ of the SE ¼ of the SE ¼ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the SE ¼ of the SE ¼ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.  
**LOCATION:** The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ14-3 (03-194)

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

JOSE A. ORTEGA, TRUSTEE, ET AL is appealing the decision of Community Zoning Appeals Board #14 which denied the following:  
 AU to BU-1A

**SUBJECT PROPERTY:** The north ¼ of the north ½ of the NW ¼ of Section 7, Township 56 South, Range 39 East, less the south 60.34' and the east 1,972' thereof.

**LOCATION:** The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

HEARING NO. 05-8-CC-1 (04-365)

APPLICANT: BELL SOUTH TELECOMMUNICATIONS, INC.

- (1) IU-C to PAD
- (2) UNUSUAL USE to permit lake excavations.
- (3) UNUSUAL USE to permit entrance features.
- (4) Applicant is requesting to waive the required 6' high wall, fence or hedge between dissimilar land uses to the west, north & south.

**REQUESTS #1 - #4 ON EXHIBIT "B"**

- (5) **DELETION** of a Declaration of Restrictions in Official Records Book 9002 at Pages 1084 through 1104:

The purpose of request #5 is to remove a requirement that the property be developed in accordance with a site plan for an industrial development, to allow the applicant to build in accordance with the proposed zoning and the present zoning on the remainder of the parcel.

**REQUEST #5 ON THE OVERALL PROPERTY**

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "BellSouth Property," as prepared by Pascual, Perez, Kiliddjian & Associates and dated, signed and sealed 6/30/05 and consisting of 37 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** OVERALL: Tract "A," WESTERN ELECTRIC SITE, Plat book 102, Page 70 & EXHIBIT "B": Being a portion of Tract "A," WESTERN ELECTRIC SITE, Plat Book 102, Page 70, lying and being in the North 1/2 of Section 31, Township 51 South, Range 42 East, more fully described as follows:

Begin at the Northeast corner of said Tract "A"; thence N86°36'00"W along the N/ly line of said Tract "A", said N/ly line also being the S/ly right-of-way line of N.E. 215th Street for 636.62'; thence S03°24'00"W for 6.88 feet to a Point of curvature; thence SE/ly along a 71.25' radius curve, leading to the left, through a central angle of 90°23'07" for an arc distance of 112.4' to a Point of tangency; thence S86°59'07"W for 5.33'; thence S03°00'53"W for 67.84' to a Point of curvature; thence SE/ly along a 181.67' radius curve, leading to the left, through a central angle of 16°50'21" for an arc distance of 53.39' to a Point of reverse curvature; thence SE/ly along a 138.33' radius curve, leading to the right, through a central angle of 16°55'49" for an arc distance of 40.88'; thence S03°06'21"W for 114'; thence N86°59'07"W for 599.27'; thence S03°03'35"W along a line 350' east of and parallel with the west line of said Tract "A" for 495.54'; thence S86°56'25"E for 47.38' to a point on a circular curve, concave to the Southwest and whose radius point bears S44°28'10"W; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 48°32'08" for an arc distance of 16.94' to a point on a non-tangent line; thence S86°53'07"E for 40' to a point on a circular curve, concave to the Southeast and whose radius point bears S86°59'43"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 58°12'39" for an arc distance of 20.32' to a point on a non-tangent line; thence S86°57'20"E for 77.27' to a point on a circular curve, concave to the Southwest and whose radius point bears S34°47'32"W; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 58°12'45" for an arc distance of 20.32' to a point on a non-tangent line; thence S86°53'07"E for 40' to a point on a circular curve, concave to the Southeast and whose radius point bears S86°59'43"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 90°03'18" for an arc distance of 31.44' to a Point of tangency; thence S86°56'25"E for 33.08 feet to a point on a circular curve, concave to the Southeast, and whose radius bears S03°03'35"W; thence SE/ly along a 20' foot radius curve, leading to the right, through a central angle of 89°57'14" for an arc distance of 31.4' to a point on a non-tangent line; thence S86°55'30"E for 40' to a point on a circular curve, concave to the Southeast and whose radius bears S86°55'30"E; thence NE/ly along a 20' foot radius curve leading to the right, through a central angle of 89°59'05" for an arc distance of 31.41' to a Point of tangency; thence S86°56'25"E for 42' to a Point of curvature; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 89°57'30" for an arc distance of 31.4' to a point on a non-tangent line; thence S86°53'47"E for 39.99' to a point on a circular curve concave to the Southeast whose radius point bears S86°59'11"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 20°32'00" for an arc distance of 7.17' to a point on a non-tangent line; thence S86°56'25"E for 122.59'; thence S36°56'45"E for 29.38'; thence S03°03'35"W along a line 958.17' east of and parallel with the west line of said Tract "A" for 829.47'; thence N86°56'25"W for 958.17' to a point on the west line of said Tract "A", said point being 1,713.09' as measured along the west line of said Tract "A" from the Northwest corner of said Tract "A"; thence S03°03'35"W along the west line of said Tract "A" for 388.82' to a point on a circular curve whose radius point bears N07°58'57"E for 1,060'; the following six courses being along the exterior lines of said Tract "A", courses (1) through (3) also being along the N/ly road right-of-way line of 80' wide San Simeon Way, as per Plat book 114, Page 37; (1) thence E/ly along said 1060' radius curve leading to the left through a central angle of 05°22'49" for an arc of 99.54' to a Point of tangency; (2) thence S87°23'52"E for 187.1' to a Point of curvature; (3) thence SE/ly along a 1140' radius curve leading to the right through a central angle of 27°32'00" for an arc of 547.82'; (4) thence N30°08'08"E along a line radial to the last described course for 226.08'; (5) thence S87°32'55"E for 599.99'; (6) thence N02°26'17"E for 2014.17' to the Point of Beginning.

**LOCATION:** 600 N.E. 215 Street, Miami-Dade County, Florida.

HEARING NO. 05-8-CC-2 (05-44)

APPLICANT: THE HAVEN CENTER, INC.

(1) GU & GU-GP to RU-3M

(2) Deletion of Declaration of Restrictions recorded in ORB 13359 at Pages 1986 through 1989, only as applied to subject property.

The purpose of this request is to release the applicant from certain conditions which, among other things, restrict the uses allowed on the site; to allow construction of a residential development in accordance with the proposed zone.

(3) Applicant is requesting to permit a common open space of 26.4% (30% required).

(4) Applicant is requesting to permit a minimum greenbelt of 7' (10' required) between the rear lot lines of the townhouse units.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) and approval of requests #3 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sunrise Townhomes," as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 19 sheets dated stamped received 7/14/05; 3 sheets dated stamped received 7/15/05, dated stamped received 7/14/05 and 3 sheets dated stamped received 7/15/05 and 11 sheets dated stamped received 8/5/05. Also plans prepared by Superior Consultants, Inc. consisting of 12 sheets dated stamped received 8/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: All that part of Section 31, Township 54 South, Range 40 East described as follows: The west ½ of the NE ¼ of the SW ¼ less the north 35', the east 25' and the south 25' thereof, and less the west 25' of the south ½, thereof; and the east ½ of the NE ¼ of the NW ¼ of the SW ¼, less the north 35' thereof, as well as the east ½ of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, less the north 35' and the east 35' and the south 25' and the west 25' thereof; LESS: The north ½ of the NE ¼ of the NE ¼ of the SW ¼ and the north ½ of the NW ¼, of the NE ¼, of the SW ¼, on Section 31, township 54 South, Range 40 East; LESS: PALACE OF KENDALL, Plat book 137, Page 22 AND LESS: A portion of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, being particularly described as follows:

Begin at the Southwest corner of Tract "A" of the PALACE OF KENDALL, Plat book 137, Page 22; said point lying 25' north of, as measured at right angles to the south line of the said NE ¼ of the SW ¼ of Section 31; thence S89°09'36"W along the north right-of-way line of S.W. 84<sup>th</sup> Street, as said right-of-way was dedicated by Resolution #R-1127-88, and recorded in Official Records Book 13863, Page 446 for 249.93' to a point that is 25' west of, as measured at right angles, to the west line of the said NE ¼ of the SW ¼ of said Section 31, said point, lying on the east right-of-way line of S.W. 114<sup>th</sup> Avenue, as said right-of-way was dedicated by the above Resolution #R-1127-88; thence N00°00'58"E along a line that is 25' east of, and parallel with, the said west line of the said NE ¼ of the SW ¼ of Section 31, and along the said east right-of-way line of S.W. 114<sup>th</sup> Avenue, for 431.27'; thence N89°09'36"E for 250' to the Northwest corner of the said Tract "A" of the PALACE OF KENDALL; thence S00°01'29"W along the west line of the said Tract "A" of the PALACE OF KENDALL for 431.27' to the Point of beginning.

LOCATION: 11175 S.W. 80 Street, Miami-Dade County, Florida.

HEARING NO. 05-4-CZ8-2 (04-295)

APPLICANTS: WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY

WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY are appealing the decision of COMMUNITY ZONING APPEALS BOARD #8, which denied the following:

BU-1 & BU-1A to BU-3

SUBJECT PROPERTY: Lot 13 & Lot 14, FIRST ADDITION TO FERN PARK, Plat book 42, Page 67 and Lots 1 & 2, Block 1, FERN PARK, Plat book 39, Page 99.

LOCATION: 3195 N.W. 67 Street, Miami-Dade County, Florida.

HEARING NO. 05-7-CZ10-5 (04-435)

APPLICANT: IRENE G. ATHANS

IRENE G. ATHANS is appealing the decision of Community Zoning Appeals Board #10, which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: Lots 16, 17, 18 & 19, Block 4, SWEETWATER ESTATES SUBDIVISION, Plat book 28, Page 36.

LOCATION: 116.865' south of N.W. 6 Street and east of N.W. 122 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 13 day of September 2005.  
9/13

05-3-33/585214M

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on **Thursday, the 6<sup>th</sup> day of October, 2005 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.



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## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
 THURSDAY, JUNE 23, 2005 - 9:30 a.m.  
 COMMISSION CHAMBERS - 2nd Floor  
 STEPHEN P. CLARK CENTER  
 111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. DADELAND BREEZE APARTMENTS LLC (04-366)

Location: The northwest corner of SW 77 Avenue and SW 88 Street, A/K/A: 7701 North Kendall Drive, Miami-Dade County, Florida (11.11 Acres)

The applicant is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

The applicant is requesting a zone change from modified apartment house district to planned area development district, on this site.

### 2. ARCHIMEDEAN PROPERTIES L.L.C. (04-187)

Location: 12425 SW 72 Street, Miami-Dade County, Florida (9.36 Acres)

The applicant is requesting a special exception to permit a charter school, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 23<sup>rd</sup> day of June, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for 'Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 05-3-CZ12-2 (04-366)

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:  
RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of the SE ¼ and a portion of the SW ¼ of the SE ¼ of the SE ¼ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; said point being 433.52' east of the Northwest corner of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; thence run N87°50'41"E along the north boundary of the south ½ of the SE ¼ of the SE ¼ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the SE ¼ of the SE ¼ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

HEARING NO. 05-6-CC-1 (04-187)

APPLICANT: ARCHIMEDEAN PROPERTIES L. L. C.

SPECIAL EXCEPTION to permit a charter school.

Plans are on file and may be examined in the Zoning Department entitled "Archimedean Academy Charter School," as prepared by Civica, consisting of 12 sheets and dated, signed and sealed 2/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the SE ¼ of the SW ¼ of the SW ¼, less the south 50' thereof, in Section 25, Township 54 South, Range 39 East; together with the west ½ of the SW ¼ of the SE ¼ of the SW ¼, less the south 50' thereof; in Section 25, Township 54 South, Range 39 East.

LOCATION: 12425 S.W. 72 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room

# e problem solver'

cantaloupe.

We are, first and foremost, public servants, and serving the public doesn't always have to be a life-saving emergency.

I have always felt that one of the best ways to serve the community is by helping to prevent life-threatening emergencies in the first place.

So, after years of fielding questions from people in the community, responding to a myriad of emergencies and disasters and seeing just about everything you could imagine (as well as many things you could never imagine), I have come up with a list of common health and safety concerns and some tips on how to deal with them.

Each piece begins with an overview of the issue and some background information along with a photo or graphic.

To make this happen, and open another line of dialogue with people, we have joined

forces with The Herald's new Neighbors to start this column. Getting involved is simple: Just send me an e-mail at [firefighter@herald.com](mailto:firefighter@herald.com) and ask your question.


Although I won't be able to respond to every one, I will get to as many questions as I can. Except, perhaps, for the one about choosing a cantaloupe.

*Lt. Shanti Hall is a veteran firefighter who now works in the Miami-Dade Fire Rescue Department's Public Affairs Office, and she writes this column for Neighbors. To reach her, e-mail [firefighter@herald.com](mailto:firefighter@herald.com).*

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**ZONING HEARING**  
COMMUNITY ZONING APPEALS BOARD - 12  
TUESDAY, MARCH 29, 2005 - 6:30 p.m.  
KENDALL VILLAGE CENTER - Civic Pavilion  
8625 SW 124 Avenue, Miami, Florida

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. DADELAND BREEZE APARTMENTS LLC (04-366)**

**Location:** The northwest corner of SW 77 Avenue and SW 88 Street, A/K/A: 7701 North Kendall Drive, Miami-Dade County, Florida (11.11 Acres)

The applicant is requesting a zone change from modified apartment house district to planned area development district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. VICTOR & SILVIA TAVERAS (04-338)**

Location: 10035 SW 85 Street, Miami-Dade County, Florida  
(75' X 100')

The applicants are requesting to permit a single-family residence and an addition to the residence setbacks to be less than required from property lines, on this site.

**2. DADELAND BREEZE APARTMENTS LLC (04-366)**

Location: The northwest corner of SW 77 Avenue and SW 88 Street, A/K/A: 7701 North Kendall Drive, Miami-Dade County, Florida (11.11 Acres)

The applicant is requesting a zone change from modified apartment house district to planned area development district, on this site.

**3. JUAN M. DIAZ & ALBA D. NOAS (04-368)**

Location: 9700 SW 74 Street, Miami-Dade County, Florida  
(95.25' X 100')

The applicants are requesting to permit an addition to a single family residence setback to be less than required from property line and to waive Section Line Roads regulations width dedication requirements for the west side of SW 97 Avenue, on this site.

**4. LUIS M. RAMIREZ & DIANA MARIA RODON-RAMIREZ (04-370)**

Location: 7501 SW 84 Place, Miami-Dade County, Florida  
(26,982 sq. ft.)

The applicants are requesting to permit a gazebo and an addition to a single-family residence setbacks to be less than required from property lines, on this site.

Multiple members of individual community councils may be present.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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## Public Notices &amp; Hearings

## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 12 will hold a Public Hearing on the following items on **Tuesday, the 29<sup>th</sup> day of March, 2005 at 6:30 p.m., in the KENDALL VILLAGE CENTER – Civic Pavilion, 8625 SW 124 Avenue, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 05-3-CZ12-1 (04-338)

APPLICANTS: VICTOR & SILVIA TAVERAS

- (1) Applicant is requesting to permit an addition to a single-family residence setback 4' from the interior side (west) property line (7.5' required).
- (2) Applicant is requesting to permit the residence setback 23.2' from the front (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Bedroom Expansion," as prepared by Arkiterre, dated 11/20/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 30, HEFTLER HOMES, SUNSET PARK, SECTION TWO, Plat book 70, Page 98.

LOCATION: 10035 S.W. 85 Street, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ12-2 (04-366)

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of the SE ¼ and a portion of the SW ¼ of the SE ¼ of the SE ¼ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of Intersection with the north boundary of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; said point being 433.52' east of the Northwest corner of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; thence run N87°50'41"E along the north boundary of the south ½ of the SE ¼ of the SE ¼ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the SE ¼ of the SE ¼ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run S/Ely along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ12-3 (04-368)

APPLICANTS: JUAN M. DIAZ & ALBA D. NOAS

- (1) Applicant is requesting to permit a single-family residential addition setback 18.34' (25' required from the rear (south) property line).
- (2) Applicant is requesting to waive the zoning regulations requiring section line roads to be 80' in width to permit 35' of dedication (40' required) for the west side of S.W. 97 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) & approval of request #2 may be considered under §33-311(A)(4)(b) or (c).

Plans are on file and may be examined in the Zoning Department entitled "Attached Addition for Juan Diaz & Alba D. Noas," as prepared by Douglas Ruggiano, P. E., consisting of three sheets, dated 8/1/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 3 of HEFTLER HOME, SUNSET PARK, SECTION 1, Plat book 74, Page 24.

LOCATION: 9700 S.W. 74 Street, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ12-4 (04-370)

APPLICANTS: LUIS M. RAMIREZ & DIANA MARIA RODON-RAMIREZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback 9.76' from interior side (east) property line (15' required).
- (2) Applicant is requesting to permit a gazebo setback 7.1' from the interior side (east) property line (required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "An Addition to the Existing Residence for Mr. Luis M. & Mrs. Diana Rodon-Ramirez," as prepared by Rafael Rodon, Engineer, Sheet 1 dated 6/10/03 and Sheets A-2 & A-3 dated 6/13/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, block 4, WINDEMERE WOODS, Plat book 80, Page 74.

LOCATION: 7501 S.W. 84 Place, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 8 day of March 2005.

3/8

05-3-01/5268

## MIAMI-DADE COUNTY, FLORIDA

## ZONING HEARING

## LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on **Thursday, the 31<sup>st</sup> day of March, 2005 at 7:00 p.m. in the AMERIC HIGH SCHOOL, 18350 NW 67 Avenue, Hialeah, Florida.** Said hearing is being held to consider applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 05-3-CZ5-1 (04-353)

APPLICANT: CENTURY PRESTIGE II, L. L. C.

- (1) MODIFICATION of Paragraph #5 of Declaration of Restrictions recorded in Official Records Book #20586, Pages 2881 – 2893, reading as follows:  
FROM: "5. Proposed Charter School. The Owners agree to reserve a 2.58 acre site in southwest section of the Property (the 'School Site') for the construction and operation of a charter school (the 'Charter School'). The proposed Charter School shall be subject to approval by the County under a separate application. Such application shall be subject to review and approval by the Public Works Department Traffic Concurrence Section, in addition to the review and approval required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation at the beginning of the first school year following the issuance of building permit for the two hundred twentieth (220<sup>th</sup>) dwelling unit. Until all of required approvals for the Charter School are granted, the School Site shall be maintained as open/green space. In the event that the Charter School is not approved by all of the appropriate